

PLANNING DIVISION - CITY OF SANTA CLARA

1500 Warburton Avenue
Santa Clara, California 95050
(408) 615-2450; Fax: (408) 247-9857
planning@santacalaraca.gov

**Fees Effective
July 1, 2017**

PLANNING APPLICATION FEE SCHEDULE

Resolution 17-8423 adopted by the City Council on **April 18, 2017** established the following Fee Schedule for Planning Applications. The fee shall be paid at the time of filing of these applications and no application will be considered until the fee is paid. No fee shall be refunded because of the denial of any application.

No fee shall be charged for school districts, municipal corporations or agencies of the State of California and United States Government for public projects. Please contact Planning Staff at (408) 615-2450 for any questions related to these fees.

ADVANCE PLANNING/GENERAL PLAN SURCHARGE

Applied to all fees except Single Family15% of Application

ANNEXATION OF TERRITORY TO THE CITY OF SANTA CLARA
(Not under the Annexation Act of 1913)^{1,2}\$40,037

APPEALS

Single Family or Non-Applicant\$400
Applicant¹\$8,010

ARCHITECTURAL REVIEW

Staff Architectural Review over the counterNo Charge
Minor Amendment to Approved Projects¹\$667
Single family residential going to AC\$750
New Development/Non-Single Family^{1,2}\$12,015
Design Consultant ReviewContract Cost + Administration

CERTIFICATE OF COMPLIANCE

Pursuant to SCCC 17.10.280¹\$3,000

CONTRACT ADMINISTRATIONAt Cost

DEVELOPMENT AGREEMENT

Pursuant to Chapter 17.10 SCCC¹\$21,360
Amendment or Cancellation¹\$10,680

ENVIRONMENTAL REVIEW (CEQA)

Environmental Impact Report (EIR)^{1,*}\$32,040
Supplemental EIR^{1,*}\$15,000
Initial Study and/or Negative Declaration\$18,690
Exemption¹\$801
Exemption (Paperless)No Charge
Recordation of Exemption¹\$534
Re-Use of Prior Environmental Determination¹\$801
Addendum to Prior Environmental Determination¹\$5,340
*Fire Dept. CEQA Review (up to 6 hours)\$746
Each Additional Hour Beyond 6 Hours\$140

FIRE DEPT. REVIEW OF PLANNING APPLICATIONS\$423

FLOOD ZONE VERIFICATION¹\$175

GENERAL PLAN AMENDMENT

Up to one acre^{1,2}\$19,758
One acre or more^{1,2}\$26,700

HERITAGE TREE REMOVAL¹\$534

HISTORICAL AND LANDMARKS COMMISSION REVIEW

Single Family\$750
All Others¹\$8,010

HOUSE MOVE PERMIT¹\$18,684

MILLS ACT APPLICATION¹\$5,425

MINOR MODIFICATIONS

Single Family\$500
All Others¹\$1,335

OFF-SITE PARKING PERMITS

Citywide¹\$2,136
Events North of 101¹\$1,068
Off-Site Parking Facilities Per Space/Event\$5.42

PRE-APPLICATION⁴

Single Family\$400
Planning Review¹\$2,669
Project Clearance Committee Review^{1,2}\$4,806

REPOSTING PUBLIC NOTIFICATION

Single family\$100
Non-Single Family\$1,602
Re-Noticing in NewspaperAt Cost
(Note: This fee is charged for active projects when revised project descriptions require an additional public notice)

REZONING

Single lot to R1\$7,000
Non-Planned Development (PD)^{1,2}\$13,350
Planned Development (PD)^{1,2}\$29,370
Planned Development Master Community (PD-MC)^{1,2}\$64,059
Development Area Plan for PD-MC rezoning^{1,2}\$32,030

SIGNS

Individual Sign (attached or ground) for 1st Sign¹\$267
Each Additional Sign¹\$66
Temporary Sign/Street Banner¹\$66
Temporary Sign Removal¹\$1,068
Master Sign Program¹\$4,272

SPECIAL PERMITS

Special Permit – Council Approval¹\$2,135
Special Permit – Non Profit¹\$214
Special Permit – Admin Approval¹\$1,068

STORMWATER MANAGEMENT PLAN REVIEW¹\$1,068

TENTATIVE MAPS

4 or Fewer Lots^{1,2}\$10,680
5 or More Lots^{1,2}\$16,020
Lot Line Adjustment^{1,2}\$3,471

TIME EXTENSIONS

Entitlement Extension¹50% Application Fee
Reactivation of Inactive File25% Application Fee
(Note: Expired permits must file a new application with 100% of applicable fees)

USE PERMITS

Minor Use Permit^{1,3}\$4,806
Standard Use Permit^{1,3}\$9,345

VARIANCE

Single family²\$2,670
All others^{1,2}\$6,675

ZONING CODE TEXT AMENDMENT^{1,2}\$18,690

ZONING VERIFICATION¹\$388

OUTSIDE AGENCY FEES

CEQA Document Declarations & Dept. of Fish and Game Fees
(Subject to change – Fees as of January 2018)
Notice of Determination (EIR)\$3,168.00
Notice of Determination (ND) and (MND)\$2,280.75
Environmental Document Pursuant to a Certified
Regulatory Program (CRP)\$1,077.00
County Administrative Fee (for all CEQA filings)\$50
(Make Checks Payable To: Santa Clara County Clerk-Recorder;
Deliver Checks to City of Santa Clara Planning)
Airport Land Use Commission (projects within ALUC boundaries)
ALUC filing fee (Major projects)\$3,500
ALUC filing fee (Minor projects)\$700
(Make Checks Payable To: Santa Clara County-ALUC; Deliver
checks to Santa Clara County Planning Department)

1. Advance Planning/General Plan fee (15% of application) will apply (all Planning Applications except those specifically designated as Single Family)

2. Fire referral fee applies (The fee is collected only once if multiple applications are concurrently submitted for a single project.)

3. Fire referral fee applies except for alcohol sales only without outdoor seating or tenant improvements.

4. 50% of the fees associated with a Pre-Application review will be applied towards a formal application if said application is submitted within three months of receiving the responses on the Pre-Application.

Frequently Asked Questions - Fees

What is the Advance Planning/General Plan Surcharge?

- Pursuant to Government Code 7.1.7.66014, a City may collect fees to recover costs associated with processing applications, including the costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations. The Advance Planning/General Plan Surcharge is fee collected in addition to each of the individual planning application fees to cover the costs associated with long range planning efforts such as the General Plan, Specific Plans, and Zoning regulations. Without these plans and policies in place, the City would not be able to process any Planning applications and, as such, the cost of these services is collected alongside current planning application fees.

What is the difference between a Minor Use Permit and a Standard Use Permit?

- Examples of a Minor Use Permit include: alcohol related uses, incidental entertainment uses, outdoor walk-up service facilities, etc.
- Examples of a Standard Use Permit include: auto sales car lots, auto-related uses, nightclubs, animal care uses, etc.

What kind of Architectural Review can be completed over the counter at no charge?

- Single-family detached reviews that do not go to Architectural Committee, installation of solar panels, interior remodels excluding 4 or more bedrooms, and roof replacements.

What types of projects qualify as a Minor Amendment to an Approved Project?

- Tree removals/landscape changes on commercial, industrial, or multi-family residential properties; restriping or reconfiguration of parking lots; minor architectural changes; off sale beer and wine licenses; DMV license for wholesale auto sales, etc.

What is a Reactivation of an Inactive File and what would cause me to be charged that fee?

- If an applicant fails to make progress on a Planning Application for more than six (6) months, a Processing Time Extension fee will be assessed at a rate of 25% of the initial application fee.

When does an hourly rate apply instead of one of the listed fees?

- Additional hourly fees may apply above and beyond those identified on the front of this application, e.g., if multiple community meetings are needed for a single application.
- For requests that do not fall under an identified application category, an hourly fee may be applicable.
- The current hourly fee is \$241 per hour. Please reference the 2016 User Fee Study for additional information.